

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, JANUARY 4, 2016
LEGISLATIVE CHAMBER, ROOM 314,
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Kevin Prestage, Chair; Michele Maresca, Vice Chair;
Commissioner Kevin Ahern; Alternates: Liz Gillette and Mishone
Donelson; Todd Dumais, Town Planner/TPZ Secretary; Patrick
Alair, Deputy Corporation Counsel; Kimberley Boneham, Assistant
Corporation Counsel; Catherine Dorau, Associate Planner

ABSENT: Commissioners: Paul Freeman and Michael Seder; Alternate: John
O'Donnell

ADJOURNMENT: Motion/Gillette; Second/Donelson; (Gillette seated for Freeman)
(Donelson seated Seder)(Vote: 5-0). Meeting adjourned at 10:59
PM

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

Approval of Minutes:

- a. Minutes of the Regular Meeting, Thursday, November 5, 2015.
(Prestage, Ahern, Gillette sitting) Motion/Ahern; Second/Gillette; Vote: 3-0)
- b. Minutes of the Regular Meeting, Monday, December 7, 2015.
(Prestage, Maresca, Gillette sitting) Motion/Maresca; Second/Gillette; Vote: 3-0)

COMMUNICATIONS:

TPZ November 2016 Meeting Date Change - Communication from the Town Planner requesting a change to the regular scheduled TPZ meeting of Wednesday, November 9 to Monday, November 7 due to a previously unknown scheduling conflict and lack of room availability. *Motion to approve. Motion/Gillette; Second/Ahern (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0).*

TPZ / IWWA 2015 Annual Report – Communication from the TPZ/IWWA on the Draft 2015 Annual Report of activities of the Commission/Agency to the Town Council.

Motion to receive. Motion/Maresca; Second/Ahern (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0).

433 South Main Street – Letter from Lew Wise, attorney for Corporate West Associates, LLC, requesting an extension of time IWW permit #869. The Inland Wetland & Watercourse permit was approved on February 5, 2007. ***Motion to grant extension.***

Motion/Ahern; Second/Maresca (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0).

NEW BUSINESS:

1678 Asylum Avenue (University of Saint Joseph) – Application (SUP #1286) of the University of Saint Joseph (Bill Carone, Grounds Manager, Facilities Department) seeking a Special Use Permit to construct a temporary practice soccer field to be used exclusively by the University along Albany Avenue and adjacent to the Saint Mary Home. The field will be unlit and used between the hours of 8am and 8pm. A black vinyl chain link fence along three (3) sides (north, south, and east) of the field is proposed. (Submitted for TPZ receipt on January 4, 2016. Suggest required public hearing be scheduled for February 1, 2016.) ***Motion to set for public hearing on February 1, 2016. Motion/Ahern; Second/Gillette (Gillette seated for Freeman)(Donelson seated for Seder) Maresca recused herself) (Vote: 4-0).***

OLD BUSINESS SCHEDULED FOR PUBLIC HEARING ON DECEMBER 7, 2015; CONTINUED TO JANUARY 4, 2016:

27 Park Road and 14 Ringgold Street - Application (IWW #1041) of Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in a wetland and/or watercourse and the upland review area. The applicant proposes to redevelop and reuse the existing primary building and construct a new residential building to house a total of 310 apartments and 36 residential living units along with the associated parking, site grading, drainage, and landscape improvements at property located at 27 Park Road and 14 Ringgold Street. (Submitted for IWWA receipt on November 5, 2015. Determined to be potentially significant and set for public hearing on December 7, 2015. Public hearing continued to January 4, 2016.) ***Inland Wetland Permit granted with conditions. Motion/Ahern; Second/Maresca (Gillette seated for Freeman) (Vote: 4-0)***

**OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON
JANUARY 4, 2016:**

91 Park Road (Effie's Place Restaurant) – Application (SUP # 1204-R2-15) of Effie's Place Restaurant (John Paindiris, Owner) requesting TPZ review of compliance with the conditions of SUP #1204-R1-15 approved on July 8, 2015 to allow for acoustical music in the outdoor dining area. The Special Use Permit authorizing the thirty-two (32) seat outdoor dining area was approved on February 6, 2012. (Submitted for TPZ receipt on December 7, 2015. Required public hearing scheduled for January 4, 2016.) ***Special Use Permit granted with conditions. Motion/Gillette; Second/Ahern (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0). It was determined that the Special Use Permit did not require additional conditions of approval.***

289 South Main Street – Application (SUP #1283) of the Town of West Hartford (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to construct an approximately 252 s.f. addition and renovate and expand the existing deck at the Rockledge Clubhouse building which houses Angelo's on Main Restaurant. Renovations to the existing deck include additional square footage (171 s.f.), new deck railing, and energy efficient lighting. (Submitted for TPZ receipt on December 7, 2015. Required public hearing scheduled for January 4, 2016.) ***Special Use Permit granted. Motion/Maresca; Second/Donelson (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0).***

289 South Main Street – Application (SUP #1272-R1-15) of the Town of West Hartford (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to modify the existing outdoor dining permit for the Rockledge Clubhouse (Angelo's on Main Restaurant) approved on June 1, 2015 to allow for up to sixteen (16) additional seats for a maximum of seventy-two (72) seats. (Submitted for TPZ receipt on December 7, 2015. Required public hearing scheduled for January 4, 2016.) ***Special Use Permit granted with conditions. Motion/Ahern; Second/Maresca (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0).***

TOWN COUNCIL REFERRALS AND REQUEST FOR REPORTS:

27 Park Road and 14 Ringgold Street - Application (SDD #145) on behalf of Center Development Corporation, contract purchaser and intended developer, and The Sisters of Saint Joseph, the owner of the property known as 27 Park Road and 14 Ringgold Street, to rezone a majority of the property from R-6 to RM-MS and then to designate the rezoned

area to a Special Development District to facilitate the redevelopment and reuse of the existing primary building and the construction of a new residential building to house a total of 310 apartments units and 36 residential living units together with all associated parking, landscaping, lighting and signage. (Town Council receipt on October 27, 2015. Town Council public hearing scheduled for December 10, 2015. Town Council public hearing continued to January 12, 2016. TPZ receipt on December 7, 2015. Discussion and decision postponed until January 4, 2016.) ***TPZ recommended approval of the subject application. Motion/Ahern; Second/Maresca (Gillette seated for Freeman)(Donelson seated for Seder)(Gillette voted “no”) (Vote: 4-1).***

1 Chatfield Drive - Application (SDD #41-R2-15) on behalf of Brookdale Senior Living, Inc. the owner and operator of Chatfield of West Hartford, and Brookdale Living Communities of CT-WH, Inc. the owner of 1 Chatfield Drive, to amend Special Development District #41 to construct a new entrance canopy on the existing Chatfield West Hartford Independent Living Building and make associated adjustments to landscaping, courtyards and sidewalks. (Town Council receipt on December 10, 2015. Town Council public hearing scheduled for January 12, 2016. January 4, 2016.)

TPZ recommended approval of the subject application. Motion/Maresca; Second/Gillette (Gillette seated for Freeman)(Donelson seated for Seder) (Vote: 5-0).

243 Steele Road - Application (SDD #139-R2-15) on behalf of Steele Road, LLC, owner, to amend SDD #139 at 243 Steele Road to increase the number of units from 150 to 160 by dividing five of the existing two-bedroom units in Buildings #3 and #4 (ten units total) approximately in half to create twenty one-bedroom units. Exterior changes to those buildings are also proposed but no increase in building size or height. (Town Council receipt on December 10, 2015. Town Council public hearing scheduled for January 26, 2016. TPZ receipt on January 4, 2016.) ***TPZ recommended approval of the subject application. Motion/Ahern; Second/Maresca (Gillette seated for Freeman) (Donelson seated for Seder) (Vote: 5-0).***

747 and 777 North Main Street - Application (SDD #143-R1-15) on behalf of the owner, DHR North Main Street, LLC (“DHR”), to amend Special Development District plan #143 at 747 and 777 North Main Street. The amendment proposes modifications to the retaining walls, landscape plan, reconfiguration of the parking area, and relocation of the dumpster and transformer pad. (Town Council receipt on December 10, 2015. Town Council public hearing scheduled for January 26, 2016. TPZ receipt on January 4, 2016.) ***TPZ recommended approval of the subject application. Motion/Maresca; Second/Ahern (Gillette seated for Freeman)(Donelson seated for Seder) (Gillette voted “no”)(Vote: 4-1).***

Ordinance – Solar Energy Systems – Resolution declaring a six (6) month moratorium on the approval of ground-mounted and pole-mounted Solar Energy Systems in Residential Zones. This moratorium will allow for further review of Section 177-37.3 of the West Hartford Code of Ordinances to determine if further restrictions should be required. (Town Council receipt on December 10, 2015. Town Council public hearing set for January 26, 2016. TPZ receipt on January 4, 2016.) ***TPZ recommended approval of the subject application. Motion/Gillette; Second/Donelson (Gillette seated for Freeman)(Donelson seated for Seder) (Gillette voted “no”)(Vote: 4-1).***

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